ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA NOTICE OF PUBLIC HEARING

TIME AND PLACE: Thursday, July 28, 2016, @ 6:30 p.m.

Jerrily R. Kress Memorial Hearing Room 441 4th Street, N.W., Suite 220-South

441 4 Street, N. W., Suite 220-800

Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 08-15A (Cathedral Commons Partners, LLC – Modification of Consolidated PUD for Square 1920, Lots 833-835, 841, 844-852, & 7006-7012 and Square 1920-N, Lots 800-804, & 7000-7004)

THIS CASE IS OF INTEREST TO ANC 3C

On March 29, 2016, the Office of Zoning received an application from Cathedral Commons Partners, LLC (the "Applicant"). The Applicant requested approval of a modification to an approved planned unit development ("PUD") to permit (1) a modification of a condition of approval in order to permit an increase in commercial linear frontage devoted to restaurant use and (2) a modification to the approved storefront and signage guidelines. The Office of Planning provided its report on April 14, 2016. The Applicant has requested the modifications to accommodate a proposed new ground-floor restaurant tenant within the PUD. At its regularly-scheduled public meeting on April 25, 2016, the Zoning Commission elected to remove the matter from the consent calendar, and the case was set down for hearing. The Applicant provided its prehearing statement on April 26, 2016.

The property that is the subject of this application consists of approximately 178,236 square feet of land area bounded by Idaho Avenue N.W., Wisconsin Avenue, N.W., and adjacent property fronting on Macomb Street, N.W. Newark Street, N.W. runs east-west through the PUD site and divides the Property into two parcels, the "North Parcel" and the "South Parcel." The portion of the PUD that is the subject of this modification is located in the North Parcel. The PUD and a related amendment to the Zoning Map was approved by the Zoning Commission in Z.C. Order No. 08-15 08-15A. Through the PUD, the Property was rezoned from the MW/C-1 and R-5-A Zone Districts to the C-2-A and R-5-A Zone Districts.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: http://dcoz.dc.gov/services/app.shtm. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

Applicant and parties in support
Parties in opposition
Organizations
Individuals
Applicant and parties in support
60 minutes collectively
5 minutes each
3 minutes each

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at http://app.dcoz.dc.gov/Login.aspx; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov; or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION**, **YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311**.

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ------ ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.